

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

July 8, 2015

The meeting was called to order at 4:00 p.m. by Chair Barbara Thomas at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Barbara Thomas, Clover Meaders, Latai Tupou, and Martell Winters

ABSENT

N/A

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Jody Knapp, and Nichole Camac

AUDIENCE

Approximately eight (8) people were in the audience

SUBDIVISION APPLICATIONS

SD-1-2015

6400 West, Parkway Boulevard & 2540 South Dedication Plat

6400 West Parkway Boulevard

BACKGROUND:

The West Valley City Engineering Division is requesting consideration to dedicate 6400 West, portions of Parkway Boulevard, and portions of 2540 South. The proposed dedication will extend 6400 West to the north just beyond the Riter Canal.

ISSUES:

The proposed street dedication is being initiated by the City Engineering Division. This segment of 6400 West has been on the City's Master Street Plan since 2009. The purpose for the dedication plat is to provide access from Parkway Boulevard to 2540 South. The extension of 6400 West will cross the Riter Canal. A box culvert has been installed for this purpose. This road will connect with 6755 West to the west and will stub at the A. Lawrence & Elva J. Rushton Family Partnership and Donald R. Rushton property. From there an eventual connection to 2400 South at 5600 West will be made.

The Right-of-Way will be 66 feet and will consist of curb, gutter and asphalt. For the present time, sidewalk will not be installed. However, sidewalk could be installed on the east and west sides of this road should future development warrant such.

Small portions of Parkway Boulevard will be dedicated as part of this application. Parkway Boulevard is an 80-foot Right-of-Way. However, many of the original properties fronting this road extend into what would be the finished right-of-way width. The Engineering Division has worked with the property owners along this road to secure the necessary property to meet the 40-foot half width.

STAFF ALTERNATIVES:

1. Approval of the dedication plat, subject to a resolution of staff and agency recommendations.
2. Continuation, to address issues raised during the public hearing.

Applicant:

West Valley City

Discussion: Steve Lehman presented the application. Barbara Thomas asked if a sidewalk will be installed when a property owner develops. Steve replied yes but indicated that it will depend on the type of development. He indicated that manufacturing zones typically have less pedestrian activity and often only one side of the street will have a sidewalk. Chairman Thomas asked if a continuous sidewalk will be installed along the length of the street if it is determined that one is needed. Steve replied yes and stated this will be discussed when the first property develops.

Motion: Commissioner Fuller moved for approval.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-SD-1-2015- Approved

S-9-2015

Park Vista Subdivision – Phase 2

7050 West 4100 South

R-1-10 Zone

33 Lots

11.3 Acres

BACKGROUND:

Mr. Nick Mingo, representing Ivory Homes, is requesting final plat approval for the second phase of the Park Vista Subdivision. This phase of the subdivision will be located at approximately 7050 West 4100 South. It is bordered on the north by phase 1 of the Park Vista Subdivision and the east and west by existing residential development.

STAFF/AGENCY COMMENTS:

Public Works:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.

Follow recommendations outlined in the soils report.

Evaluate concerns related to grading and drainage. Individual lot grading plans and retaining wall locations may be required prior to issuance of a building permit.

Contact Salt Lake County for approval regarding street names and subdivision name.

All streets shall meet City standards related to curb, gutter, sidewalk and asphalt. Connections to existing streets not meeting the City's current right-of-way width shall be modified to meet the 54-foot right-of-way.

Building Division:

Follow recommendations outlined in the soils report.

Utility Companies:

Standard Utility Easements required.

Granger Hunter Improvement District:

Developer will need to coordinate all matters regarding water and sewer services.

Fire Department:

Project to meet all fire codes relating to this type of development.
Hydrants to be shown on plat.

ISSUES:

The Planning Commission granted preliminary plat approval in June 2014. As noted during that meeting, there are a number of issues related to the development of this property. Staff would like to address those areas more specifically below:

Phase 2 design:

The second phase of the subdivision consists of 33 lots on 11.3 acres. This equates to an overall density of 2.9 units per acre. Lot sizes range from 10,000 square feet to 13,339 square feet. The average lot size has been calculated at 10,375 square feet.

The subdivision is being developed on the southern portion of the overall site. The lot layout and street designs are planned to take advantage of existing stub streets from the north and east. Due to the locations of these streets and the corresponding lot patterns, lot depths in some locations are rather shallow.

Development Agreement:

Due to the challenges of the existing street locations, there are a number of lots that will be challenging to meet area and setback requirements. During the preliminary approval process, Ivory Homes proposed a development agreement that would address these lots. In consideration of the setback reduction, Ivory Homes proposed an agreement that off-sets the City's consideration of those reductions. Some of these considerations include the following:

- * All homes to be built from the current Ivory Catalog
- * Elevations and building materials to comply with current ordinances
- * 15-foot dedicated access to City Park
- * Entry monument on 4100 South

A solid masonry wall will also be constructed along 4100 South. In addition to the wall, an entry monument will be installed. Staff is working with the applicant to provide illustrations of the wall and entry feature and will provide those during the meeting.

Access:

Access to the subdivision will be gained from existing stub streets in the Falconcrest Subdivision to the east and from stub streets in phase 1 to the north. As streets in Falconcrest were not constructed to the standards that are used today, there will be slight transition to connect with the existing rights-of-way. These will be coordinated with the City's Engineering Division.

All new streets will be dedicated and improved to the City's standard 54-foot right-of-way. This cross section includes a 5-foot sidewalk and 5-foot parkstrip. During construction of phase 1, construction access came off of 3995 South. It is anticipated that for the second phase, construction access will come off of 4100 South.

Grading/Drainage:

The proposed subdivision slopes downward from the south to the north. It drops approximately 50 feet from 4100 South to the residential housing to the north. However, the drop is over a distance of approximately 1000 feet. Individual lot grading plans will be required at the time a building permit is submitted. While the slope is not severe, staff believes that this will help lessen the potential for grading problems between lots and to help mitigate surface water problems for new home owners.

There may also be locations within this phase that require retaining walls. These will be identified as the plat and plans are reviewed by the City Engineering Division.

Groundwater:

The developer has submitted a soils report. This report was dated February 2014. The report indicated that ground water was not encountered to a depth of 11 feet.

Railroad:

The Union Pacific Railroad is located at the southwest corner of the subdivision. The developer has coordinated the subdivision development with UDOT who oversees the rail crossing at 4100 South. There were no safety issues and the subdivision was approved by UDOT.

During the preliminary review process, a letter was submitted to the City expressing concerns by Union Pacific related to new residential development. Primarily, the concerns are noise, vibration, trespassing along the railroad etc. Staff has conveyed this information to the developer.

Although Union Pacific's concerns are valid, there is nothing that would prohibit residential development from locating here. Staff will recommend that a note be placed on the plat similar to what the City requires for agricultural properties. This note will simply identify this area as being next to the Union Pacific Railroad and that there may be noises, vibrations etc., that may impact the subdivision.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the 2nd phase of the Park Vista Subdivision subject to the following conditions:
1. That the subdivision follow all provisions of the development agreement.
 2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
 3. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.

4. That the developer coordinate all matters associated with irrigation or open ditch systems with the City Engineering Division.
5. That all streets be dedicated and improved to a 54-foot half width and constructed in accordance with plans and profiles approved by the City Engineering Division. Where new streets connect with existing streets not built to current standards, the appropriate transition shall occur.
6. That the developer follow all recommendations outlined in the soils report.
7. That a note be placed on the final plat indicating that this subdivision is located near the Union Pacific Railroad and that noise, vibration and hours of operation will be potential impact to residents.
8. That the developer continue to coordinate grading and drainage for this project with the City Engineering Division. Said grading plan shall identify areas of concern with regards to existing slopes. The grading plan will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability. Measures shall be taken early on to eliminate potential grading problems between lots. Recommendations noted by the City Engineering Division will be made part of the final plat.

B. Continue the application to address issues raised by the Planning Commission.

Applicant:

Nick Mingo
978 E Woodoak Lane

Discussion: Steve Lehman presented the application. Jack Matheson asked if drainage from phase 2 will drain into phase 1. Steve replied there are some detention areas in phase 1 but there are also other outlets in different areas to take water off site. He indicated that there will likely be a drainage and grading plan provided for every lot to ensure there are no problems between properties or throughout the subdivision as a whole. Latai Tupou asked if there will be a park-strip along 4100 S. Steve replied it is currently proposed as stamped color concrete. He indicated that the Parks Department is working with Ivory to potentially provide a landscaped park-strip with trees to be maintained by the City. Steve stated that this hasn't been determined yet so plans will go forward with the stamped color concrete until a decision is made. Martell Winters asked how ground water depth is accounted for when water levels fluctuate. Steve replied that many test pits are dug throughout the site and the ground level of new homes must be constructed 3 feet above areas where water is found.

Commissioner Matheson asked how well lots are selling in phase 1. Mr. Mingo replied that there have been quite a few sales and Ivory is now speeding up the construction and building process. He stated that phase 2 should be ready for construction by next spring. Barbara Thomas asked if all homes built in the subdivision have to come from the Ivory catalog. Mr. Mingo replied that there can be different homes built, they just have to meet the City requirements. Mr. Mingo stated that no ground water was found at 11 feet so the water table shouldn't be an issue in the area. Commissioner Matheson agreed and added that the elevation of this phase is higher.

Motion: Commissioner Tupou moved for approval subject to the 8 staff conditions.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-S-9-2015- Approved

S-11-2015

**West Valley Truck Center Subdivision – Lot 31A Amended
2400 South 5600 West
M Zone**

BACKGROUND

Fred Cox, representing the land owner is requesting a plat amendment for lot 31A of the West Valley Truck Center Subdivision. This subdivision was reviewed and approved by the Planning Commission on June 24, 2015.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application.

ISSUES:

The original West Valley Truck Center Subdivision was recorded in 1998. The subdivision has been a great asset to the City and to businesses in the trucking industry. Lots platted in the original subdivision were to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remain as platted, a few modifications have taken place over the years to accommodate changes within the subdivision.

The Planning Commission may recall that a few weeks ago, an amendment to lots 16, 17 and 31 of the original subdivision was reviewed and approved. That particular plat was submitted as a result of the extension of 2400 South out to 5600 West. The extension of that road eliminated the existing cul-de-sac and defined what is known today as lot 31A.

The proposed subdivision will take the existing lot and divide it into three unique lots. All lots are over 1 acre in size and meet development requirements of the M zone. Access will be gained from 2400 South and from 2455 South. Although three lots are being proposed, it is anticipated that one large development will occur. Should that be the case, the property owner would need to provide documents related to cross access and parking easements. While each lot has frontage on a dedicated right-of-way, staff would also recommend that drainage easements be provided as well.

STAFF ALTERNATIVES:

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

Applicant:

Fred Cox
4466 Early Duke Street

Discussion: Steve Lehman presented the application. Fred Cox, the applicant, stated that there are a total of three lots proposed with each lot being over an acre in size. He indicated that the northwest corner was specifically requested to be 1.5 acres. Mr. Cox stated that the three lots will likely share access agreements, parking agreements, and storm drain connections. He indicated that due to the location of the northwest corner in relation to the intersection of 2400 S and 5600 W, there will likely be no direct access onto this parcel. He stated that the overall layout can be easily designed to coordinate with one another. Mr. Cox indicated that this property is not part of a CCR as other properties in the area are. He stated that the southwest corner lot will likely be a good location for retail since it faces 5600 W and can even be used to access the other two properties. He indicated that a drive aisle will likely be added between 2 of the parcels to reach the rear one.

Motion: Commissioner Woodruff moved for approval.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-S-11-2015- Approved

CONDITIONAL USE APPLICATIONS

C-33-2015

Valley Shops and Storage

2938 S. Glen Eagles Dr.

C-2 Zone 2.67 Acres

The applicant, Travis Cunningham, is requesting conditional use approval for an offroad auto parts sales/service center and storage unit facility. The site is located at 2938 S. Glen Eagles Dr. and is Lot 5 of the Colt Plaza III subdivision. This property is zoned general commercial (C-2). The surrounding zone to the west and north is residential multi-family (RM) and to the east and south the zoning is general commercial (C-2). The West Valley City General Plan designates this area as general commercial.

This property is located behind an existing car wash and a lube and oil business and originally consisted of three (3) parcels. A proposal was submitted in 2012 (C-43-12) for development of the eastern most parcel (.67 acres) but that project was not ever constructed and the approval has since expired. Since that time, those parcels have been consolidated (S-18-14) and the project has been expanded to what has been submitted today.

The primary building on site is 10,689 square feet. Approximately 2,500 square feet will be used for office/retail and the remaining 8,189 square feet will contain the shop, storage and showroom space for an off-road custom auto parts shop. The rear portion of the site will be used for approximately 43,000 square feet of storage unit space.

The primary building on site will be constructed of split-face concrete block. The center portion of the building will have a 2-story appearance from the outside but will be primarily open with elevated ceilings on the inside. The show room section of the building will be the only space with a second floor and will have a small office space utilize that area. The east façade will be considered the primary elevation and is required to meet the Commercial Design Standards.

There are 18 parking spaces on-site, 25 are required for this tenant mix. This project is part of a larger overall shopping center so there is a recorded cross-parking agreement in place with the Deseret Industries to the south. This agreement provides the necessary parking required for the square footage of the proposed building. A copy of that agreement will be provided for the file.

On July 1, 2015, Mr. Cunningham received a variance from the Board of Adjustment for the setbacks on the west and north side of the site (B-6-15). The variance was granted due to the proximity of the future Mountain View Corridor to the west and the general plan designation is general commercial to the north and west so it is unlikely that residential housing will be constructed here. Furthermore, reducing the setback along these areas will eliminate an area that will have limited visibility and have proven problematic in similar developments. Therefore, the building itself will act as the exterior fence in these areas, thus reducing the setback from 10 feet to zero. There is an existing 10'-12' wall on the south side of the site and a new 8' masonry wall will be constructed along the northern boundary.

A variance was also granted for the landscaping on site (B-6-15). The C-2 zone requires that 15% of the site be landscaped and Mr. Cunningham will have 2.7% landscaped. The landscaping is concentrated in the area adjacent to the retail/auto use portion of the site. Therefore if the calculation is based off of that area only the site has approximately 14% landscaping.

A dumpster will be constructed on the north side of the site. It shall be secured with a 6' tall masonry enclosure.

Wall signage is proposed at this site. No other signage will be installed at this location.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. The building design is subject to the Commercial Design Standards.
 2. A shared parking agreement shall be in place and recorded that provides the necessary parking required for the square footage of the proposed building.
 3. Landscaping shall be completed per the approved plans and in accordance with the variance requirements set forth in B-6-15.
 4. A masonry wall shall be installed along the north property line as per the requirements in the ordinance, and shall be no taller than 8' in height.
 5. All signage shall comply with the WVC Sign Code.
 6. All requirements of any affected departments and/or agencies must be met.

- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Joe Cunningham
4139 S Colt Ct.

Discussion: Jody Knapp presented the application. Joe Cunningham stated that the retail portion of the proposal was approved in 2012. He indicated that he then purchased the two lots to the west of it and would now like to add storage units to the project. Chairman Thomas asked if the block used on the retail building is split face. Mr. Cunningham replied yes and indicated that the building is set quite far from 5600 W and behind several other retail buildings. He indicated that the center two story portion of the building will be what people see from 5600 W. Chairman Thomas asked if the split face block is gray or will match the other buildings around it. Mr. Cunningham replied that it is gray with a colored line that will likely match the other buildings. He stated that variances were granted for setbacks and landscaping by the Board of Adjustment but added that the building is attractive and doesn't have a warehouse appearance. He indicated that the proposed business does modifications, such as adding lift kits, to vehicles. Mr. Cunningham stated that this use will be compatible with other businesses in the area. Latai Tupou asked what the hours of operation are for testing vehicles. Mr. Cunningham replied that there will be no testing, items will simply be installed onto vehicles at this location. He stated that the applicant will primarily work with larger companies and won't have a lot of general public coming to the building.

Motion: Commissioner Matheson moved for approval subject to the 6 staff conditions.

Commissioner Winters seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-C-33-2015- Approved

C-34-2015

**Cookie Stop Drive-thru
2935 S. Glen Eagles Dr.
C-2 Zone (0.5 Acres)**

The applicant, Cade Cunningham, is requesting conditional use approval for a multi-tenant building with a drive-through for a property located at 2935 S. Glen Eagles Drive, which is Lot 1 of Colt Plaza Phase 3. The property is zoned general commercial (C-2) and the West Valley City General Plan designates this area General Commercial. The property also falls within the 5600 West Overlay Zone. The surrounding zone is C-2 on all sides. The surrounding land uses include commercial to the north, Zions Bank to the south, Deseret Industries to the west, with the Shoppes at Lakepark complex across 5600 West.

Currently, this parcels contains parking and landscaping that was installed when Lot 2 to the north was developed (C-5-07). The proposal now is to construct a new 1,200 square foot, two-tenant building, on Lot 1. There will be a 600 square foot fast-food/juice tenant with a drive-thru, and a 600 square foot office/retail tenant space. The 5600 West Overlay does allow a fast food tenant with a drive-thru provided that it meets the following criteria:

- a. The fast food restaurant shall be part of a multi-tenant building with only one drive-through.
- b. The number of fast food restaurant tenants within the multi-tenant building shall not exceed the number of non-fast food restaurant tenants within the building.
- c. The view of the drive-through area from the street shall be minimized through landscaping, berming, and/or screening.
- d. The drive-up window shall be placed on the side or rear of the multi-tenant building.
- e. The drive-up window shall comply with the Drive-Through Window Standards in Section 7-14-216.

The building architecture must comply with the Commercial Design Ordinance. Mr. Cunningham has indicated that the design will be similar to the building on Lot 2. The exact elevations have not been submitted at this time.

Mr. Cunningham has indicated that there are shared parking agreements with all properties in this area so the parking can be accommodated on all 3 parcels in this immediate development site. A copy of these agreements must be submitted for the record. Utilizing the shared parking calculations provided in the City Code, the parking for these parcels would comply (see table below):

Use	Unit	Quantity	Required Parking	Weekday		Weekend		Nighttime	Parking Provided
				6AM-6PM	6PM-12AM	6AM-6PM	6PM-12AM	12AM-6AM	
Office _MACU	Square Feet	4579	18	18	2	2	1	1	35
Lot 2									24
Retail	Square Feet	6368	25	20	23	25	18	1	
Restaurant - Five Guys	Square Feet	1892	24	16	24	19	24	12	
Lot 1									23
Retail	Square Feet	600	2	2	2	2	2	0	
Restaurant	Square Feet	600	11	7	11	9	11	6	
Totals		14039	80	63	62	57	56	20	82

The landscaping on site is existing and does include the streetscape improvements as set forth in the 5600 West Overlay Zone standards. The landscaping will be slightly modified but there will be 20.2% landscaping on site and 13.5% is required.

The site plan currently shows that the drive-thru and the dumpster area cross on to the property to the south. Mr Cunningham has indicated that there are also easements in place for that. The supporting documentation outlining that agreement must be recorded and submitted for the record as well.

Signage will be located on the building and a multi-tenant pole sign is proposed for this site as well. In 2009 (C-8-2009), a pole sign was approved at this location however, it was not constructed. Therefore, that approval has expired. The overall commercial development consists of Colt Plaza Phase 2 and 3, encompasses approximately 20 acres with 4 frontages. The proposed sign would be 25' tall, setback 25' to the property line and must comply with all the requirements set forth in the West Valley City Code. There are currently 2 other existing pole signs for this commercial center so this third sign would be constructed with the same design and materials.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing, and the following conditions:

1. The uses, including the fast-food with drive-up shall comply with the standards set forth in 7-22-406 of the West Valley City Municipal Code.
2. The building design must comply with the Commercial Design Standards.
3. There must be adequate parking provided for the proposed tenant mix, all shared parking and access agreements must be recorded and a copy of those agreements must be submitted to the City.
4. The landscaping must be installed per the approved plan and in accordance with the 5600 West Overlay Zone.
5. Signage must comply with the West Valley City Code including all wall signage and construction of one additional pole sign, for a total of three, for Phase 2 and 3 of Colt Plaza.
6. All additional requirements of affected departments and agencies must be met.

Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Joe Cunningham
4139 S Colt Ct.

Discussion: Jody Knapp presented the application. Barbara Thomas asked where the pole sign will be located. Jody indicated this on the proposed site plan.

Joe Cunningham, representing the applicant, stated that the pole sign was previously approved but there was no use for it until this building was added. He indicated that this lot has been vacant for 10 years and he is now ready to move forward with construction. He stated that an architect provided elevations for the building but it wasn't something that he approved of. He indicated that the building will be very similar to others surrounding it. Jack Matheson stated that he has a concern for parking. He indicated that he doesn't feel there is adequate parking in the area, specifically in the area of Five Guys where people park on the dirt half width road. Mr. Cunningham stated that he has tried to work with the neighbor to the north to acquire property or tie it into his development but has been unsuccessful. He indicated that Glen Eagles was intended to go to the north but wraps to 5600 W right now. Mr. Cunningham added that there is plenty of cross access agreements for parking throughout the site and he encourages employees of various businesses in the area to park farther and allow customers to park in front of the

buildings. Mr. Cunningham stated that leases haven't been signed for the new proposed building but there have been several interested parties including Jamba Juice. Barbara Thomas stated that she would like to see a floor plan that will represent the layout a little better as well as elevations. Mr. Cunningham stated that the shape of the building will stay the same, the elevations will just be similar to other buildings in the area.

Motion: Commissioner Winters moved for approval subject to the 6 staff conditions.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	No

Majority-C-34-2015- Approved

PLANNING COMISSION BUSINESS

Approval of Minutes from June 24, 2015 (Regular Meeting) **Approved**

Approval of Minutes from July 1, 2015 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:47 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant